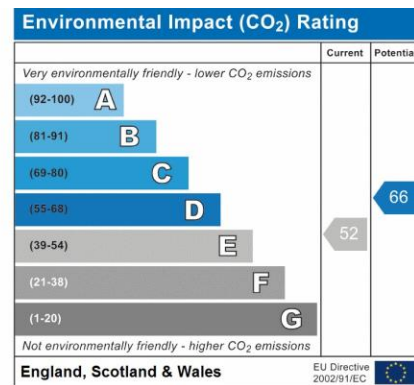
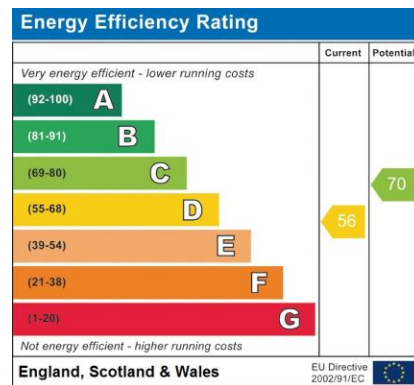


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



**COUNCIL TAX BAND**  
Tax band E

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Flintshire County Council

**DATE:**  
1st August 2020



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Taliesin , Rhewl, Mostyn, CH8 9QF

£300,000

**NO FORWARD CHAIN**

- VERY WELL PRESENTED
- SPACIOUS LIVING ACCOMMODATION
- FOUR BEDROOMS
- INTEGRAL GARAGE & DRIVEWAY

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008  
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.





## DESCRIPTION

Situated in a village location is this spacious detached family home which was built by the current owners to a high specification and offers spacious accommodation with a large lounge, modern kitchen, family room/dining room, cloakroom, master bedroom with an en-suite facility, three further bedrooms and modern family bathroom. Benefitting from oil fired heating and double glazing with a garage and driveway providing ample off road parking, an enclosed garden to the rear with views over open fields towards the Dee Estuary. Viewing is essential for the size and finish to be appreciated. The near by towns of Holywell and Prestatyn offer a full array of shops and public services with full educational and recreational facilities.

Double glazed door with double panel to side into:-

## SPACIOUS RECEPTION HALL

18' 8" x 6' 5" (5.71m x 1.97m) With coved ceiling, inset spot lighting, double panelled radiator, power points, laminated flooring and personal door to the garage.

## CLOAKROOM

6' 8" x 2' 11" (2.05m x 0.89m) Having a two piece suite comprising low flush w.c., wash basin with vanity unit and radiator.

## LOUNGE

22' 11" x 11' 6" (7.00m x 3.52m) Having a feature fireplace with a living flame gas fire, coved ceiling, double radiators, power points, double glazed window giving aspect over the front and double glazed sliding patio doors giving access into:-

## DINING/FAMILY ROOM

16' 3" x 12' 0" (4.97 (MAX)m x 3.66 (MAX)m) With inset spot lighting to ceiling, double panelled radiators, power points, tiled floor, large storage cupboard and double glazed French doors giving access onto the rear garden.

## SITTING ROOM

11' 5" x 11' 4" (3.48m x 3.47m) With coved ceiling, double panelled radiator, power points and double glazed window to side.

## KITCHEN

13' 6" x 11' 5" (4.14m x 3.48m) Having a modern range of fitted units in cream comprising wall cupboards, worktop surface with a single drainer stainless steel sink unit having a range of drawers and base units beneath, integrated fridge, washing machine, tumble dryer and dishwasher with matching front décor panels, built-in double oven and grill, four ring electric 'Neff' hob with extractor hood over, spot lighting to ceiling, double panelled radiator, power points, tiled floor, space for a dining table and large double glazed window enjoying an aspect over rear with views over open fields towards the Dee Estuary.

Stairs from the Reception Hall leads to:-

## SPACIOUS LANDING

23' 0" x 6' 5" (7.02m x 1.96m) With an airing cupboard, coved ceiling, access to roof space, double panelled radiator, power points, double glazed window to both front and rear.

## MASTER BEDROOM

13' 7" x 11' 5" (4.16m x 3.49m) With coved ceiling, double panelled radiator, power points and double glazed window giving an aspect over the rear enjoying views over open fields towards the Dee Estuary.

## ENSUITE

11' 6" x 2' 10" (3.51m x 0.88m) Having a three piece suite comprising purpose built shower cubicle, wash hand basin with vanity unit, low flush w.c., inset spot lighting to ceiling and chrome heated towel rail.

## BEDROOM TWO

11' 8" x 11' 6" (3.58m x 3.53m) With fitted wardrobes, coved ceiling, double panelled radiator, power points and double glazed window giving an aspect over the front.

## BEDROOM THREE

11' 6" x 10' 10" (3.52m x 3.32m) With coved ceiling, double panelled radiator, power points and double glazed window enjoying an aspect over the rear.

## BEDROOM FOUR

11' 5" x 8' 2" (3.49m x 2.50m) With coved ceiling, double panelled radiator, power points and double glazed window giving an aspect over the front.

## BATHROOM

11' 4" x 6' 7" (3.47m x 2.03m) Having a four piece suite comprising purpose built shower cubicle, modern sink on a floating shelf, Jacuzzi style panelled bath, low flush w.c., inset spot lighting to coved ceiling and a chrome heated towel rail.

## OUTSIDE

Driveway providing off road parking for several vehicles and leads to a GARAGE facility with roller door, lawned garden to the front with surrounding floral beds. A timber gate gives access to the rear gardens which has a paved patio with adjoining lawn and floral beds. The gardens enjoy an open aspect over open fields with views of the Dee Estuary and beyond.

## SERVICES

Mains gas, electric, water and drainage are believed available or connected to the property. All services and appliances are not tested by the Selling Agent.

## DIRECTIONS

From the Prestatyn office turn right onto Meliden Road and proceed through the traffic lights at the top of the High Street onto Gronant Road, continue to the T-junction with the main coastal highway and turn right, continue through the village of Gronant, out on to the dual carriageway, take the second exit at the roundabout, continue along the bypass past Ffynnongroyw, continue into Mostyn, then turn right sign posted Rhewl, proceed up the hill and the property will be seen on the right hand side.

